

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.4A 2, to allow a canopy setback 2 feet/10' in lieu of the required 10 feet.

In order to maintain the required 10 foot setback the exist. island would have to be removed and replaced 8 feet back from its current location. This would restrict access to one side of the island and cause inconvenience to the customer.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee
Contract Purchaser:
Shell Oil Company
(Type of Firm Name)
Signature: *[Signature]*
5565 Sterrett Place
Address
Columbia, Maryland 21044
City and State

Legal Owner(s):
Middle River Realty Co., Inc.
(Type of Firm Name)
Signature: *[Signature]*
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Lyon Associates, Inc. (Michael G. Kobin)
7131 Rutherford Road
Baltimore, Maryland 21207 944-9112
Address Phone No.
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Telephone No.
City and State
County, on the 5th day of July, 1983, at 9:30 o'clock
A. M.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 2nd day of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of July, 1983, at 9:30 o'clock A. M.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
May 18, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General: Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 211 (1982-1983).

Very truly yours,
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EMM:FWR:SS
1-NE Key Sheet
15 NE 30 & 31 Pos. Sheets
NE 4 H Type
90 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of Compass and : OF BALTIMORE COUNTY
Beacon Rds., 15th District:
MIDDLE RIVER REALTY CO., : Case No. 84-7-A
INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1983, a copy of the foregoing Order was mailed to Middle River Realty Co., Inc., 295 Fifth Avenue, New York, N. Y. 10016, Petitioner; Shell Oil Company, 5565 Sterrett Place, Columbia, MD 21044, Lessee; and Lyon Associates, Inc., Michael G. Kobin, 7131 Rutherford Road, Baltimore, MD 21207, who requested notification.

[Signature]
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 23, 1983
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Soley
- Item # 181 - Robert H. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Ocho Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 204 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Edwin J. & Joan W. Corvony
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Hattie Kinson
- Item # 228 - Christopher R. & Pamela L. Burrow
- Item # 230 - Richard L. & Licia M. Hilbert
- Item # 231 - James E. & Mary H. O'Meara, Jr.
- Item # 232 - Venio K. Paterakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Burton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maureen S. Diegel
- Item # 241 - Enoch B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia H. Grymes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Brager
- Item # 246 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feehley, Jr., et ux

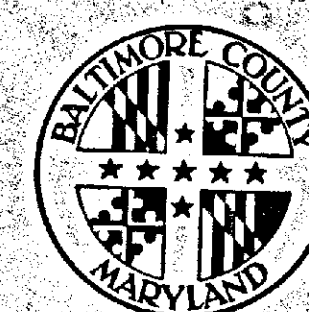
[Signature]
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/lth

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 23, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
600
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Michael G. Kobin
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

RE: Item No. 211 - Case No. 84-7-A
Petitioner - Middle River Realty Co.
Variance Petition

Dear Mr. Kobin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED TALESKA, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 13, 1983

Dear Mr. Hammond
Comments on Item # 211 Zoning Advisory Committee Meeting April 12, 1983 are as follows:
Property Owner: Middle River Realty Company, Inc.
Location: NE Corner of Compass Road and Beacon Road
Existing Zoning: S.L.-CNS
Proposed Zoning: Variance to allow a canopy setback of 2' in lieu of the required 10' & to allow a site area of 12,847 sq. ft. in lieu of the required 13,000 sq. ft.
Acres: 0.295
District: 15th

- The items checked below are applicable:
- 1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable codes.
 - 2. A building and other miscellaneous permits shall be required before beginning construction.
 - 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
 - 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - 5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1401, line 5, Section 1407 and Table 1402.
 - 6. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
 - 7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - 8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change is in use is proposed to comply with the height/area requirements of Table 205 and the required construction classification of Table 1401.

1. Comments:
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:raj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: April 11, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 12, 1983

RE: Item No: 206, 207, 208, 209, 210, 211, 212
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of August, 1983, that the herein Petition for Variance(s) to permit a canopy to be setback 2 feet from the street right of way in lieu of the required 10 feet, in accordance with the site plan prepared by Lyon Associates, Inc., dated March 31, 1983, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order subject, however, to the following restrictions:

- At such time as the identification sign and the 2 yard lights, currently located within the right of way of Compass Road, are replaced on the Department of Traffic Engineering so requests, the relocation of the sign and lights shall be approved by the Current Planning and Development Division and the Department of Traffic Engineering.
- Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE August 18, 1983
BY Mary Campbell (Clerk)
Administrative Assistant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-7-A
SUBJECT: Middle River Realty Co., Inc.

Date June 16, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: Northeast corner of Compass and Beacon Roads
DATE & TIME: Tuesday, July 5, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a canopy to be setback 2 ft. from the street right of way in lieu of the required 10 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4A.2.a - minimum distance of canopy from street right of way

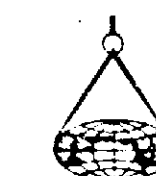
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Middle River Realty Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 5, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LYON ASSOCIATES, INC.



7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-844-9281
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING

BALTIMORE OFFICE
PRINCIPALS
Frank E. Lyon
W. Worthington East
Bernard H. Baine, II

ASSOCIATES
Joseph A. Morton
Edward A. Baine
Edward P. Robinson
Anthony J. Corbell

CONTROLLER
Frederick Greenwald

July 26, 1983
83MB-756

Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Mrs. Jean M.H. Jung
Reference: Case No. 84-7-A (Item No. 211)

Our Job No.: 61-7167

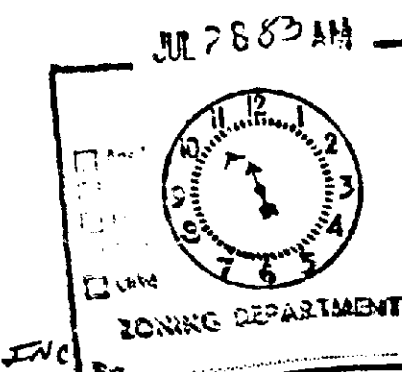
Dear Mrs. Jung:

Per your request, we have gathered as much information as possible in order to try to clear up the two unresolved issues in this case, those issues being the original approval of the service station and the existence of the station's sign and lights within the right-of-way.

The station was approved under Case No. 2675-S in 1955 after an appeal to the Circuit Court. Enclosed is a copy of the file on that case. The site boundaries as approved are the same as the current boundaries.

Presently the station's I.D. sign and two of its yard lights are located within the right-of-way of Compass Road. Records of permit plans do not go back far enough to establish exactly how or when this was allowed. I contacted the Traffic Department to determine their policy in this regard. I was informed by Mr. Flannigan that although private uses within the public right-of-way are discouraged, they are sometimes permitted. I was also told that the Department does not actively seek to remove existing structures from the right-of-way unless they constitute a hazard to traffic.

In this case we believe the sign and lights are set back a sufficient distance from the street line and do not limit sight or impede traffic. We would ask that they be allowed to remain until such time that a roadway widening takes place. If this were to happen, the sign and lights would be relocated at Shell's expense.



LYON ASSOCIATES, INC.

ARCHITECTURE
ENGINEERING
CONSULTING

ZONING DESCRIPTION

Existing Shell Service Station
Compass Road and Beacon Road
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the East side of Compass Road at the intersection of Compass Road and Beacon Road; thence running and binding with the Easternmost side of Compass Road North 26° 57' 00" East 163.00 feet; thence leaving said Right-of-Way line South 64° 59' 00" East 83.70 feet; thence South 32° 59' 26" West 144.13 feet; thence by a curve to the left having a chord bearing and distance of South 12° 00' 33" East 16.97 feet and having a radius of 12.00 feet and an arc length of 18.85 feet; thence South 32° 59' 26" West 8.00 feet; thence with Beacon Road by a curve to the right having a chord bearing and distance of South 77° 59' 26" West 16.97 feet and having a radius of 12.00 feet and an arc length of 18.85 feet; thence North 54° 53' 51" West 65.78 feet to the place of beginning

Containing in all 12,847 Sq. Ft. or 0.295 Ac ±



June 9, 1983

Lyon Associates, Inc.
c/o Michael G. Kobin
7131 Rutherford Road
Baltimore, Maryland 21207

NOTICE OF HEARING

Re: Petition for Variance
NE/corner of Compass and Beacon Rds.
Middle River Realty Co., Inc. - Petitioner
Case No. 84-7-A

TIME: 9:30 A.M.

DATE: Tuesday, July 5, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Shell Oil Company
c/o R. M. Tambascio
5569 Sistrup Place
Columbia, Maryland 21044

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 115075

DATE: 6/28/83 ACCOUNT: R-01-415000

AMOUNT: 163.00

RECEIVED FROM: E. J. S. [Signature]
FOR: E. J. S. [Signature]
8 8219*****1002010 5012F

VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 22, 1983

Lyon Associates, Inc.
c/o Michael G. Kobin
7131 Rutherford Road
Baltimore, Maryland 21207

Re: Petition for Variance
NE/corner of Compass & Beacon Rds.
Middle River Realty Co., Inc. - Petitioner
Case No. 84-7-A

Dear Sir:

This is to advise you that \$58.90 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117669

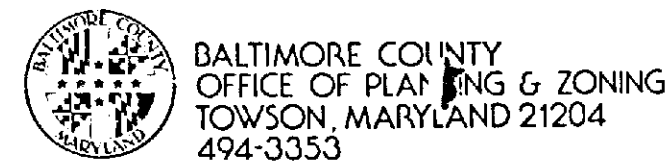
DATE: 6/28/83 ACCOUNT: R-01-415000

AMOUNT: \$58.90

RECEIVED FROM: Lyon Associates, Inc.
FOR: Advertising & Posting Case 84-7-A
(Middle River Realty Co., Inc.)

8 043*****565010 5285A

VALIDATION OR SIGNATURE OF CARRIER



ARNOLD JADON
ZONING COMMISSIONER

August 18, 1983

Mr. Michael G. Kohn
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

RE: Petition for Variance
NE/corner of Compass and Beacon Rds.
15th Election District
Middle River Realty Co., Inc. -
Petitioner
NO. 84-7-A (Item No. 211)

Dear Mr. Kohn:

I have this date passed my Order in the above captioned matter in accordance with the attached.

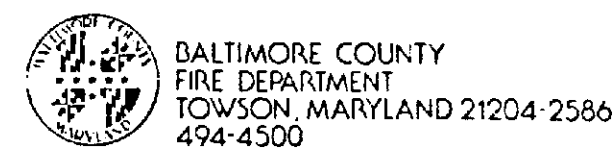
Very truly yours,

JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, Esquire
People's Counsel



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Middle River Realty Company, Inc.

Location: NE/Cor. Compass Road and Beacon Road

Item No.: 211

Zoning Agenda: Meeting of April 12, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George W. Hagood*
Planning Office Fire Prevention Bureau
Special Inspection Division

/mb

7/5 84-7-A

Mr. Michael G. Kohn
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1983

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Middle River Realty Co., Inc.

Petitioner's Attorney: _____ Reviewed by: *Nick Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 6/19/83
Posted for: *Petition for variance*
Petitioner: *Middle River Realty Co., Inc.*
Location of property: *NE 1/4 of Compass Rd & Beacon Rd*
Location of Sign: *faucy intersection of Beacon & Compass*
Remarks: _____
Posted by: *Sam D. Lerner* Date of return: 6/27/83
Number of Signs: 1

PETITION FOR VARIANCE

15th Election District

LOCATION: Northeast corner of Compass and Beacon Roads

DATE & TIME: Tuesday, July 5, 1983 at 8:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to allow a canopy to be set back 5 ft. from the street right of way in lieu of the required 10 ft.

The Zoning Regulation to be amended is Section 46.44.1 - minimum distance of canopy from street right of way.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point on the East side of Compass Road at the intersection of Compass Road and Beacon Road, and bounding with the Easternmost side of Compass Road North 20° 00' 00" East 163.00 feet; thence bearing Right-of-Way line South 87° 00' 00" East 51.70 feet; thence South 20° 00' 00" West 14.12 feet; thence by a curve to the left having a chord bearing and distance of South 17° 00' 00" East 16.97 feet and having a radius of 12.00 feet and an arc length of 13.00 feet; thence North 64° 45' 00" West 55.78 feet to the place of beginning.

Containing in all 12,847 sq. ft. or 0.296 Ac. ±.

Being the property of Middle River Realty Co., Inc., as shown on plat plan filed with the Zoning Department.

Starting Date: Tuesday, July 5, 1983 at 8:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of: WILLIAM E. HAMMOND, Zoning Commissioner, Baltimore County, June 14, 1983

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 5th day of July, 1983, the 5th publication appearing on the 16th day of June, 1983.

THE JEFFERSONIAN

L. Leach Strick
Manager

Cost of Advertisement, \$ 24.50

Petition For Variance

15th Election District

Variance

LOCATION: Northeast corner of Compass and Beacon Roads

DATE & TIME: Tuesday, July 5, 1983 at 8:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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Being the property of Middle River Realty Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 5, 1983 at 8:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of: WILLIAM E. HAMMOND, Zoning Commissioner, Baltimore County, June 14, 1983

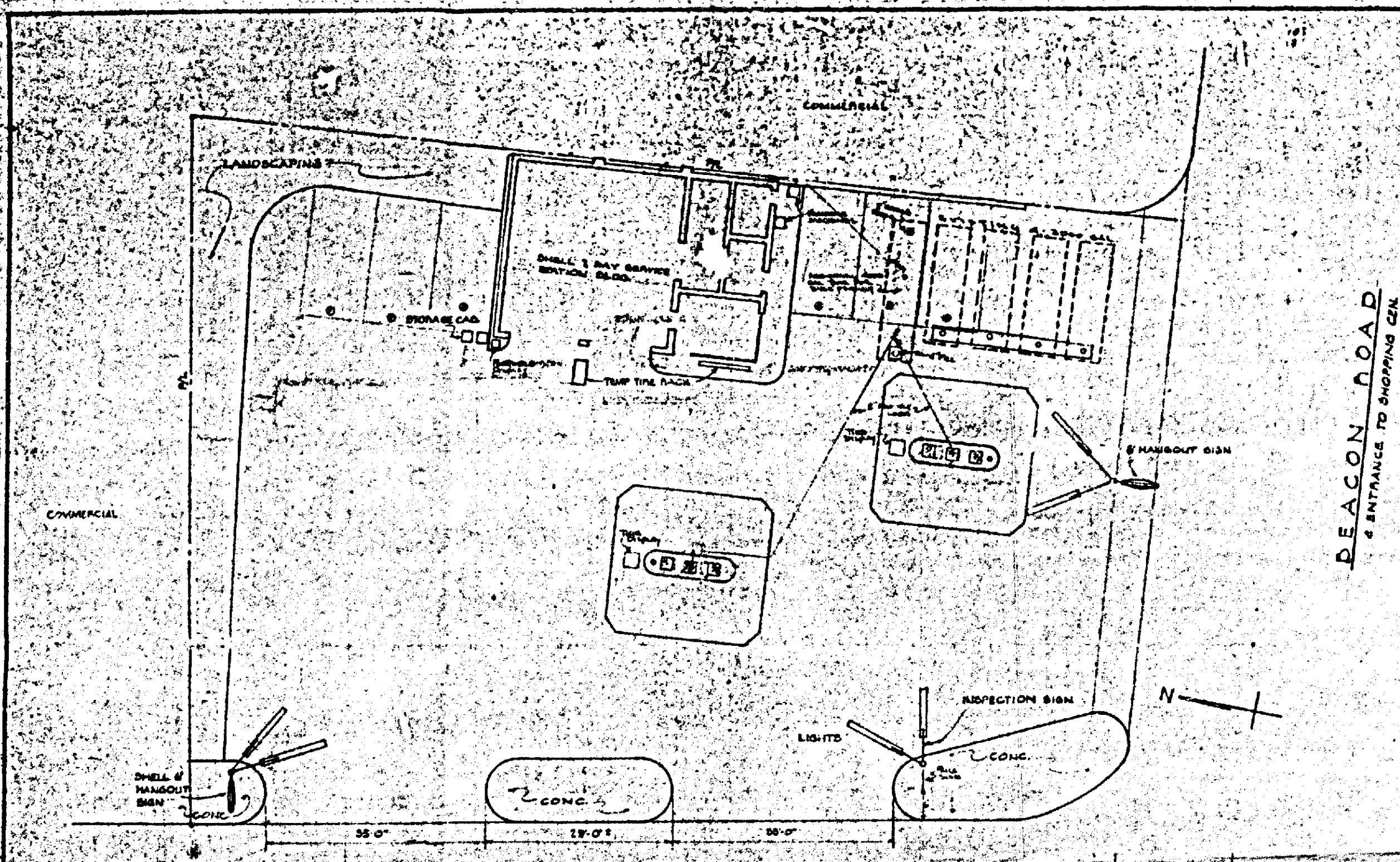
The Times

Middle River, Md., June 16, 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the 16th day of June, 1983.

Sam D. Lerner
Publisher.



DEACON ROAD
ENTRANCE TO SHOPPING CEN.

NOTES FROM ZONING APPLICATION PLAT

ACCESS POINTS

NO. OF DRIVEWAYS ON FRONT STREET = 2
2-65' x 150' REQ. WIDTH
ACTUAL SITE WIDTH = 150'

PARKING

PARKING SPACES REQ'D @ 2/ DAY = 6 SPACES
PARKING SPACES PROVIDED = 6 SPACES

LIGHTING

1000W & 800W MERCURY VAPOR FLOOD LIGHTS
HEIGHT = 20 FT

ANCILLARY USES

- 1 VEHICLE REPAIR SERVICE
- 2 SALES OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
- 6 TIRE SALES & INSTALLATION
- 8 SALES OF SMALL AUTO PARTS & ACCESSORIES
- 12 MINOR ACCESSORY USES

LANDSCAPING

5% OF TRACT = 815 SQ. FT.
TOTAL LANDSCAPING = 1000 SQ. FT. @ 1% OF TRACT
LANDSCAPING CONSIST OF GRASS

AREA REQUIREMENTS

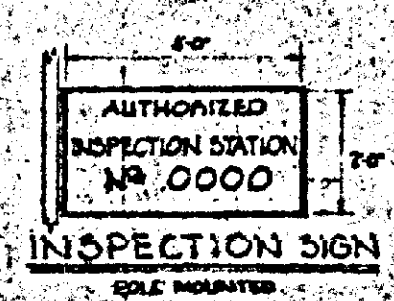
- TWO (2) DISPENSER ISLANDS WITH 4 DISPENSER PUMPS CAPABLE OF HANDLING 4 CARS AT ANY ONE TIME.
- TOTAL SERVICING SPACES = 4
- TOTAL SERVICING BAYS = 2
- TOTAL DAYS & SPACES = 6
- SITE AREA REQUIRED = 6,1500 + 2000 SQ. FT.
- TOTAL AREA REQ'D = 8000 SQ. FT.
- TOTAL AREA OF TRACT = 13,650 SQ. FT.

ZONING STATUS

EXISTING ZONING PARCEL = DL
EXISTING DISTRICT = CND

COMPASS ROAD

PLOT PLAN

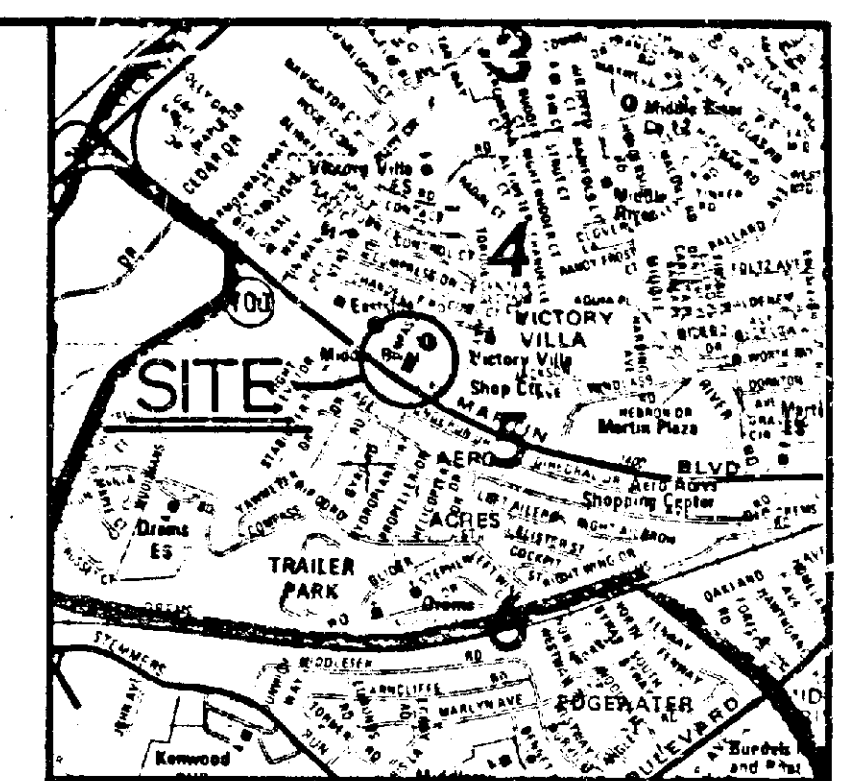
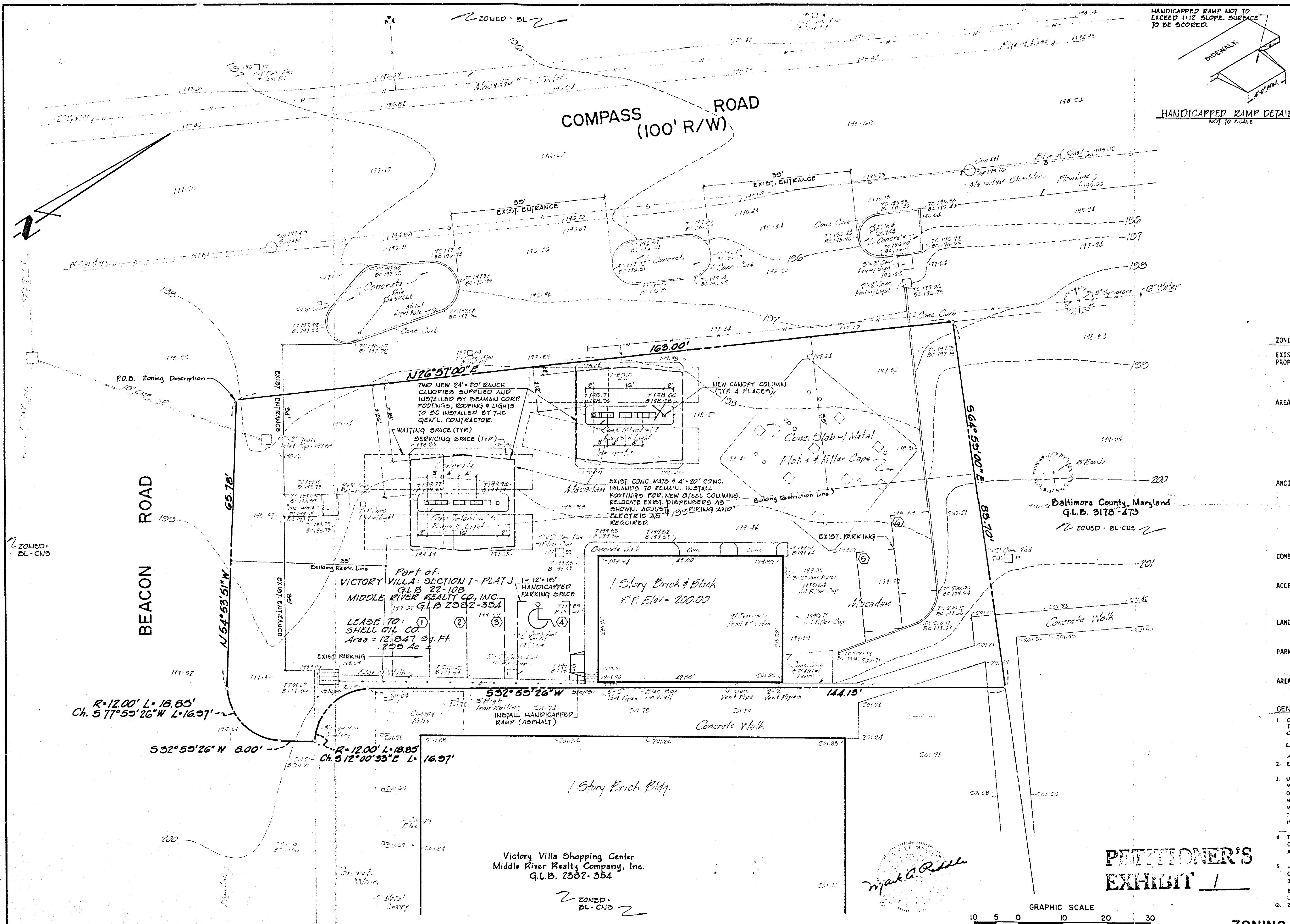


HANGOUT SIGN

PETITIONER'S EXHIBIT 2

PLANS APPROVED
OFFICE OF PLANNING & ZONING
by *[Signature]*
date 6/30/78

SHELL OIL COMPANY EASTERN MARKETING REGION BALTIMORE - DISTRICT	
PLOT PLAN	
VICTORY VILLA SHOPPING CENTER	
DEACON & COMPASS STS.	
BALTIMORE COUNTY, MARYLAND	
SCALE: 1" = 10'-0"	DATE: 6-15-78
DESIGNED BY: JLC	DRAWN BY: JLC
CHECKED BY: JLC	DATE: 6-15-78
APPROVED BY: JLC	DISTRICT: D-1167



- ZONING NOTES:**
- EXISTING ZONING: BL-CNS
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A SETBACK OF 2 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY.
- AREA REQUIREMENTS:**
- TWO DISPENSER ISLANDS WITH THREE DISPENSERS SERVING TWO CARS AT ONE TIME.
TOTAL SERVING SPACES = 4
TOTAL SERVING BAYS = 2
TOTAL SPACES AND BAYS = 6
TOTAL AREA REQUIRED = 6 X 1,500 SF = 9,000 SF (USE 13,000 SF MIN.)
TOTAL WAITING SPACES = 4
- ACCESS NOTES:**
- VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
CHRISTMAS TREE SALES
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES:** NONE
TOTAL AREA REQUIRED = 13,000 SF
TOTAL AREA OF TRACT = 12,847 SF
- ACCESS POINTS:**
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 X 65' = 130'
ACTUAL SITE WIDTH = 163.00'
- LANDSCAPING:**
- LANDSCAPING REQUIRED (5% OF SITE) = 643 SF
LANDSCAPING PROVIDED = 1,271 SF
- PARKING:**
- PARKING SPACES REQUIRED = 2 BAYS X 25' EACH = 5
PARKING SPACES PROVIDED = 6 (INCLUDING ONE HANDICAPPED)
- AREA DISTURBED BY NEW CONSTRUCTION = 160 SF**
- GENERAL NOTES:**
- COORDINATES AND BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
OWNER OF PROPERTY: MIDDLE RIVER REALTY CO., INC.
G.L.B. 2382-354
LEASE DEED TO: SHELL OIL COMPANY
AREA = 12,847 SQ. FT. ~ 0.295 AC. ±
 - ELEVATIONS SHOWN ARE BASED ON ASSUMED F.F. ELEV. = 200.00
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
 - ZONED: BL-CNS

PETITIONER'S
EXHIBIT 1

LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

SURVEYOR'S CERTIFICATION
I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL CO.
Mark A. Riddle
MARK A. RIDDLE, L.S. NO. 214
3-31-83

PLAN PREPARATION	
DRAWN BY: AR GREEN	DATE: FEB. 28, 1983
DESIGNED BY:	SCALE: 1" = 10'
CHECKED BY: AJ CORTEAL	

**INSTALLATION OF
NEW CANOPIES**
SHELL OIL CO.
COMPASS AND BEACON ROADS
ELECT. DIST. 15 BALTIMORE CO., MD.

DRAWING NO.
3-86-41
SHEET NO.
1 of 1